

ALISTAIR STEVENS

CHADDERTON



Price £275,000

142 Foxdenton Lane, Chadderton, OL9 9QR

- Extended Semi Detached Property
- Three Bedrooms
- Lounge
- Kitchen Diner
- Downstairs Shower Room
- Utility Room
- Large Rear Garden
- Stunning Views
- Driveway Providing Off Road Parking
- Viewing Highly Recommended

Situated in a popular and convenient residential area of Chadderton is this well presented extended three bedroomed semi-detached property comprising of entrance porch, entrance hall, lounge, dining kitchen, utility room, downstairs shower room WC, three bedrooms and bathroom WC. Externally to the front there is a low maintenance garden with driveway providing off-road parking for multiple cars, whilst to the rear is a large garden benefiting from patio area, lawn and further patio beyond which is not overlooked with stunning open views beyond. The property benefits from gas central heating and double glazing throughout and is ideally located for well regarded local schools and amenities, public transport links and just a short drive from the north Northwest motorway network. To fully appreciate the space and quality on offer a viewing is strongly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE PORCH: Of brick and UPVC construction with double glazed entrance door and UPVC double glazed door leading to entrance hall.

ENTRANCE HALL: With engineered wood flooring, meter cupboard, stairs leading to first floor and understairs storage cupboard.



LOUNGE: Front reception room with engineered wood flooring, radiator, UPVC double glazed bay window and wooden glazed bifold doors leading to dining area.



KITCHEN DINER: DINING AREA: With engineered wood flooring, feature log burner and surround with UPVC double glazed patio doors to the rear garden.



KITCHEN: Fitted with a range of modern wall and base units, five ring range cooker with extractor hood above, tiled flooring and tiled splashback, Belfast sink with mixer tap, spotlights to ceiling, UPVC double glazed window to the rear and door leading to utility room.



UTILITY ROOM: With ample storage units, plumbed for washing machine and dryer, radiator, tiled flooring, UPVC double glazed skylight and UPVC double glazed door to the side.



DOWNSTAIRS SHOWER ROOM: Modern shower room comprising of shower cubicle with mixer tap, sink and WC, tiled flooring, spotlights to ceiling, heated chrome towel rail and UPVC double glazed window to the side.



FIRST FLOOR:

LANDING: With loft access hatch and UPVC double glazed window to the side.



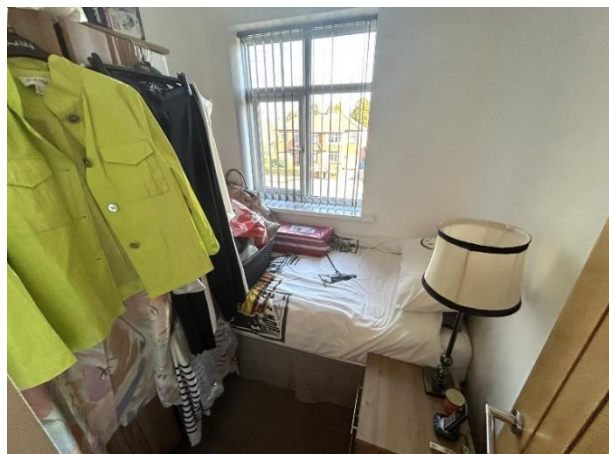
BEDROOM ONE: Rear double bedroom with built in wardrobes and bedroom furniture, radiator and UPVC double glazed window looking out onto open fields.



BEDROOM TWO: Front double bedroom with built-in wardrobes, radiator and UPVC double glazed bay window.



BEDROOM THREE: Front single bedroom with radiator, carpet and UPVC double glazed window to the front.



BATHROOM WC: Modern suite comprising of freestanding bath with shower head off mixer tap, sink and WC, tiled flooring with partially tiled walls, spotlights to ceiling and UPVC double glazed window to the rear.

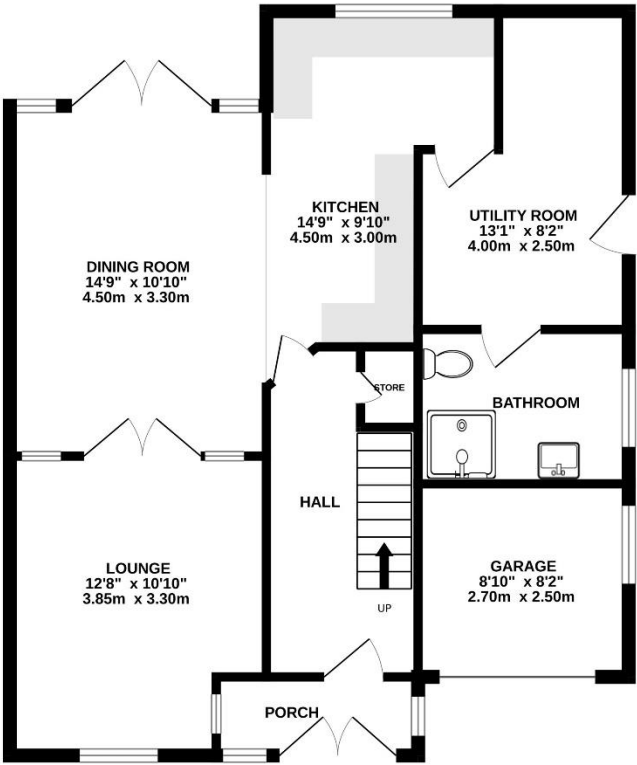


OUTSIDE: Externally to the front there is a low maintenance garden with driveway providing off-road parking for multiple cars, whilst to the rear is a large garden benefiting from patio area, lawn and further patio beyond which is not overlooked with stunning open views beyond.

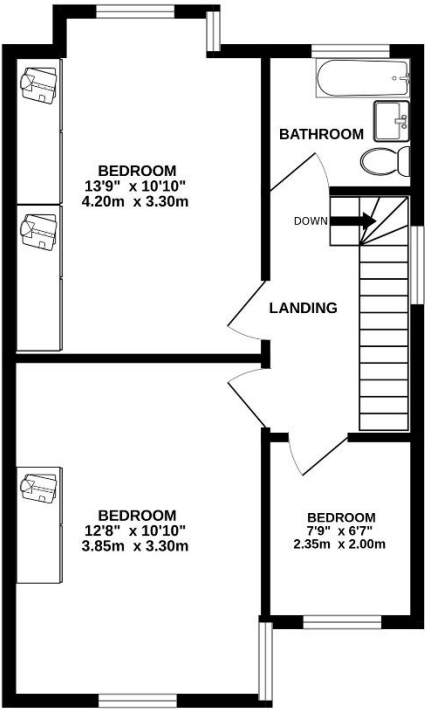


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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Please contact the office before viewing the property.